

Mas 
Barceló Living
Costa Brava | Modular | Residences

QUALITIES MEMORANDUM

Turnkey finish



Destruïm mites.
Construïm cases.

MAS BARCELÓ LIVING

Townhouses with personality

^ CONTENTS

ENVIRONMENT

- • Foundation
- • Sanitation
- • Radon gas
- • Waterproofing

EXTERIORS.

- Building skin
- Facades
- Exterior finish
- Roof
- Exterior carpentry
- Garage door

INTERIORS.

- Interior partitions
- Ceilings
- Interior joinery
- Stairs
- Interior railings
- Interior flooring
- Coatings and finishes

THE FACILITIES.

- Air conditioning
- Electrical installation
- Communications
- Plumbing



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1. THE ENVIRONMENT



1. THE ENVIRONMENT: FOUNDATION

The total foundation of the construction is included using prefabricated reinforced concrete “U” shaped running shoes. Thanks to their geometry, they perfectly accommodate the vertical load-bearing walls. It is complemented by another part made “in situ” that adapts its width depending on the terrain. The type of foundation varies substantially depending on the characteristics of the terrain, therefore, the following standard parameters have been considered in the rates:

- • Permissible tension greater than 2 kg/cm².
- • No presence of water from the water table.
- • No aggressiveness of any kind to the concrete of the foundation (presence of sulfates, nitrates, waste of chemical origin, etc.).
- • Assuming the location of the foundation support level at a level lower than 150 cm from the natural ground at each point of the occupation of the house.
- • The house is located in an area not considered a seismic zone. Basic seismic acceleration ≤ 0.04 g.

Optional with additional price:

- Earthwork necessary to carry out the foundation described.

The following are excluded:

- Earthworks, as well as the work of bringing and compacting them, which are not necessary for the foundation and execution of the house.
- The transport of soil resulting from the excavation in the event that it must be transported to a landfill or another location.
- Landfill fees.
- The use of a backhoe with a hydraulic hammer if necessary



1. THE ENVIRONMENT: SANITATION

The sanitation facilities in our buildings include:

- Separate network for collecting wastewater and rainwater from PVC pipes, consisting of two connection boxes to the sewer network of the urbanization, assuming a length from the exit of the house to the connection of 6 m at most. In the event that the connection to the sewer has a distance greater than 6 m, an increase in this item will be calculated and must be approved by the client.

The connection is included as long as the connection is already in place on the plot. Otherwise, an estimate will be made for the necessary work.

Optional with additional price:

If the development does not have a sewage system, the construction of an autonomous biological waste collection system will be necessary.



1. THE ENVIRONMENT: RADON GAS

The entry into force of the new CTE (Royal Decree 732/2019, of December 20, 2019), has resulted in the new document DB-HS6, on protection against radon gas, defining the measures to be applied to limit the risk of inadequate exposure inside buildings to radon gas coming from land located in municipalities where a certain level of risk has been detected.

Radon gas is an inert gas, derived from the disintegration of radium ^{226}Rd and naturally present in terrestrial soils.

This gas can travel between the interstices of the soil until it reaches the surface where it is diluted among the gases in the atmosphere, but it can also enter the interior of buildings if they are not properly protected. In closed spaces, this gas accumulates, increasing its concentration.

Continuous inhalation of this gas can lead to health problems.

This level of risk of the area and the construction type of the building (ground floor, basement, semi-basement) will determine the most appropriate construction solution to adopt from among these: adequately ventilated sanitary rooms, use of anti-radon barriers, in sheets or paints, and ventilation systems for the areas of the land in contact with the home.



1. THE ENVIRONMENT: WATERPROOFING

To prevent water from entering the home, the following waterproofing is carried out:

- On flat roofs that are not passable: waterproofing is carried out by applying a 1.2 mm thick PVC sheet reinforced with fiberglass felt, protected by a 300 gr/m² non-woven geotextile separating layer.



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2. EXTERIORS



2. THE EXTERIORS: BUILDING SKIN

The building skin of the Khanvian® system is composed of several industrialized elements. The main pieces are combined with each other to define the image of the building, while also forming the structure and the enclosure.

We divide it into two groups:

Walls

1. PV: Vertical load-bearing walls of prefabricated reinforced concrete, which fit into the semi-prefabricated foundations.
2. PH: Horizontal enclosure walls of prefabricated reinforced concrete.
3. TD: Industrialized extradoss panels; a steel frame, XPS, PUR insulation and high-density gypsum cardboard boards.

forged

4. Lightened forged parts, made of prestressed concrete.
5. Staircase slabs.

A ventilated and accessible air chamber (sanitary chamber) can be built between the ground and the floor of the living area on the ground floor. Its function is to guarantee good thermal insulation, protect against radon gas and facilitate access to the sanitation facilities for repairs and maintenance.



2. THE EXTERIORS: FACADES


The concrete panel is the vertical element of the structure that is visible from the outside of the house. The facade is made up of a 16 cm thick structural concrete wall and TD elements (PUR sponge that acts as a vapor barrier, extruded polystyrene insulation (XPS) and finished with high-density gypsum cardboard panels). These panels come with all the planned installations and are assembled from our factory.

The construction of the facades with reinforced concrete panels provides high thermal inertia to the house. This property has the following benefits:

1. Energy savings: reduction in heating and cooling consumption (annual savings of 8kwh/m², according to an Intemac study).
2. Reduction in the investment cost of heating, ventilation and cooling systems.
3. More comfortable homes because variations in the interior temperature are minimized and the effect of maximum and minimum outdoor temperatures is attenuated.
4. Helps reduce greenhouse gas emissions due to low energy consumption.
5. Very good sealing due to the high compactness of the concrete in the prefabricated panels.
6. Superior acoustic insulation, due to the mass of the concrete panels.

^ 2. THE EXTERIORS: EXTERIOR FINISH



 Pedra
S2502Y
PROCOTEX



 Formigó
texturitzat

Es mostren només algunes de les opcions. Color a escollir entre un centenar de referències de la carta RAL.



2. THE EXTERIORS: ROOF

The roof is flat or sloping depending on the design of the house:

- The flat roof is of the inverted type, formed from outside to inside by a 7 cm layer of gravel followed by extruded polystyrene sheets, waterproofing, leveling layer, compression layer, alveolar plate, air chamber of more than 20 and interior finish with a flat ceiling of laminated plaster and XPS insulation, according to requirements.

The chimneys will be made of lacquered sheet metal in white or black.

The thickness of the thermal insulation will depend on the study carried out taking into account the location, shape, orientation and climatic zone.



2. THE EXTERIORS: ROOF



Coberta plana



Coberta ajardinada
(opció extra)

^ 2. THE EXTERIORS: EXTERIOR CARPENTRY

Lacquered aluminum exterior carpentry with thermal break. Color ral

8019 with black handles.

- Insulated glass in windows.
- Insulated glass with laminated safety glass, both interior and exterior, in balcony doors and in fixed leaves that act as a railing.
- The chamber of all the windows incorporates argon gas, a gas that significantly improves the thermal insulation of the glass.
- All the windows are low-emissivity. A type of glass that prevents energy loss through the glass, both heat loss in winter and cold loss in summer.
- The windows in the bathrooms will have frosted glass.
- The handles of windows and balcony doors are black, white or light gray.
- The water breaks in the windows are made of lacquered aluminum sheet in the same RAL color as the carpentry.
- The water breaks in the balcony doors will be ceramic.
- The exterior carpentry of the night rooms will have insulated aluminum shutters operated by motor. The bathrooms and laundry room will be without blinds. The arrangement of blinds in the rest of the openings will be specified in the plan and will be adjusted to the architectural layout of each project.
- The compositions mentioned are standards. Once the project has begun, a specific study is carried out where the composition may vary according to the calculations of the engineering department.

The entrance door to the house will be made of aluminum, the same color as the rest of the carpentry both inside and outside.



2. THE EXTERIORS: EXTERIOR CARPENTRY



Color fusteria



RAL 8019

Maneta finestres

En color negre.





2. THE EXTERIORS: GARAGE DOOR

Sectional garage doors made up of panels that are raised using lateral guides, so they do not occupy interior space or require large lateral spaces, nor do they invade the exterior driveway.

- • Smooth and silent operation, offering great advantages in terms of insulation, ease of use and safety. They are made with 40 mm thick anti-pinch panels, which are made up of two galvanized steel sheets, lacquered and filled with polyurethane.
- • High resistance to oxidation and impacts.
- • They include the control panel, the receiver and a transmitter.
- • RAL 8019 color.
- • They include ventilation grilles.

2. THE EXTERIORS: EXTERIOR RAILINGS

Railings with metal bars in Ral 8019 color



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3. INTERIORS





3. INTERIORS: INTERIOR DIVIDER

Thanks to the Khanvian® system, interior partitions (EN) are removable, relocatable and movable interior partitions throughout the life cycle of the building.

They are made up of a steel structure, XPS insulation and high-density plasterboard panels. Like TDs, the installations are already programmed and assembled at the factory.

All the plasterboard panels in the building are water-repellent, fire-resistant and have acoustic insulation capacity. In this way, all ENs can be located anywhere in the building and fulfill any function, whether in bathrooms, kitchens or near a fireplace.

The construction of technical partitions for the passage of installations is planned. These are dimensioned during the executive project phase and may affect the interior usable surfaces.

It will be necessary to receive the definition and design of all the installations in order to carry out the correct manufacture.



3. THE INTERIORS: THE CLEAR SKY

The sky is made up of two elements:

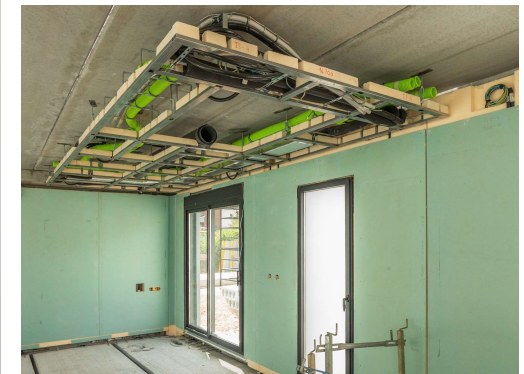
1. IS: Ceiling installations consisting of a steel structure fixed to the floor and all the necessary installations of the building. Everything already assembled and transported from the factory.
2. FS: False ceiling that makes up the interior finish of the ceiling. Made up of high-density gypsum cardboard panels, XPS insulation and all the necessary installations.

Thermal insulation will be placed in the flat ceiling of the floor below the roof, where the thickness will depend on the study carried out, taking into account the location, shape, orientation and climatic zone.

It will be necessary to receive the definition and design of all the facilities in order to carry out the correct manufacturing.



3. THE INTERIORS: THE CLEAR SKY



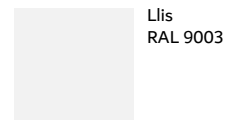
3. INTERIORS: INTERIOR CARPENTRY

Interior doors for the house measuring 0.80 x 2.10 m made of wood. Models to choose from our exhibition:

- • Smooth serial doors color 9003.
- • Veneered doors with natural varnished oak wood finish
- • Hinged or sliding doors as shown in the distribution plan that accompanies the budget.
- • Flat mats.
- • EQ-R200 handles.
- • Latch on 3 doors (2 bathrooms and the suite)

The interior doors that separate the garage from the rest of the house will be painted metal RF.

Opcions d'acabat:



Opcions de maneta:



Acabat llis



3. INTERIORS: STAIRS

The stairs will be exposed concrete.





3. THE INTERIORS: INTERIOR RAILINGS

The interior railings of the staircase will be made of painted plasterboard and finished at the top with a lacquered handrail.

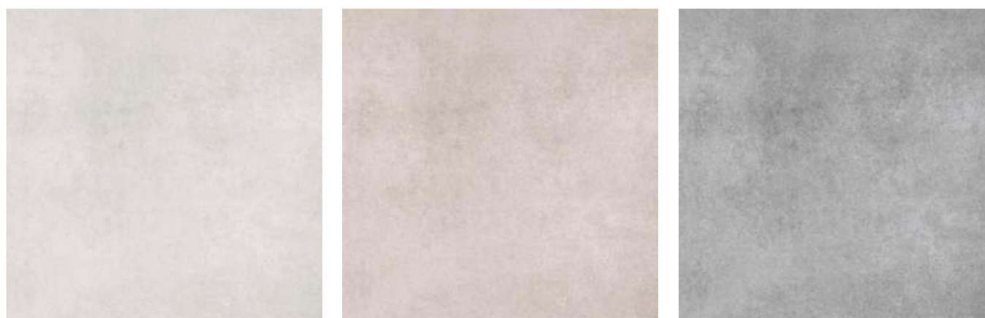




3. INTERIORS: INTERIOR FLOORS

The interior flooring – models to choose from our exhibition – can be:

- Made of 60x60 unrectified porcelain tile, CEMENT SAND series
- CEMENT SAND porcelain skirting board.



Rajola porcellànica
60x60



Mostra de sòcol laminat
blanc i de rajola.

The perimeter skirting with the same tile as the floor (optional with white laminated skirting like the interior doors).



3. INTERIORS: COATINGS AND FINISHES

Bathrooms

The interior walls of the bathrooms, in the perimeter area of the shower tray and in the sink area, may be made of 25x75 unrectified stoneware tiles from the CEMENT SAND, STRIPING SAND series by AZUVI or similar.

The rest of the walls will be painted.

White porcelain sanitary ware, model URBAN C.

- • Floor-standing toilet.
- • Dual flush cistern to save water consumption.
- • Automatic closing lid.

70x100cm resin shower trays model SLATE BLANCO by AQUABELLA. Single lever chrome taps with flow limiter in wash basins and bidets. AGQ ALPHA model.

AGQ MOON model shower faucets.

- Bathroom furniture: SANDA furniture in WALNUT finish, two drawers 60-80 cm wide with mirror and wall lights.

*Bathroom accessories, shower or bathtub screens are not included.

Living areas

Vertical and horizontal paintings with smooth plastic paint with two layers of white finish.



3. INTERIORS: COATINGS AND FINISHES

Bathrooms

Coatings and taps for toilets, showers and bathtubs:



Cement Sand

25x75 cm / 10"x30"



Striping Sand

25x75 cm / 10"x30"



Cement Desert

25x75 cm / 10"x30"



Striping Desert

25x75 cm / 10"x30"



Cement Grey

25x75 cm / 10"x30"



Striping Grey

25x75 cm / 10"x30"



3. INTERIORS: COATINGS AND FINISHES

Bathrooms

Toilets and shower tray:



^ 3. INTERIORS: COATINGS AND FINISHES

Bathroom furniture



Roble colonial
RO 14



Nogal arenado
NO14



Blanco brillo
BL1B



Roble colonial
RO 14



Nogal arenado
NO14



Blanco brillo
BL1B



3. INTERIORS: COATINGS AND FINISHES

Kitchen

- 8 60 cm modules, of which 3 low modules with drawers, 3 low modules with doors, one of them for the free-standing dishwasher, and 2 high modules for the free-standing oven/microwave and refrigerator.

*If you do not want the pantry cabinet, it can be replaced with 3 tall hanging modules measuring 60x35x60.

Washing machine

- Pre-installation of washing machine and dryer.



3. INTERIORS: COATINGS AND FINISHES

Kitchen

The kitchen furniture, models to choose from in our exhibition include:

- • Laminated wood with BAKU 234 topo finish.
- • Rectangular surface handle with stainless steel finish.
- • White interior finish.
- • Stainless steel sink model BMG MU by FRANKE or similar.
- • Chrome single-lever faucet model SORT by AQG or similar.
- • Kitchen accessories:
 - • PVC cutlery.
 - • Recycling bins.

Wall covering up to 60 cm with the same material. Models:

- Duropal TERRA 973.

The appliances included are:

- Induction hob.
- Multi-function independent oven.
- 90 cm decorative wall hood.

- BALAY brand.

Pre-installations for refrigerator, microwave and dishwasher.

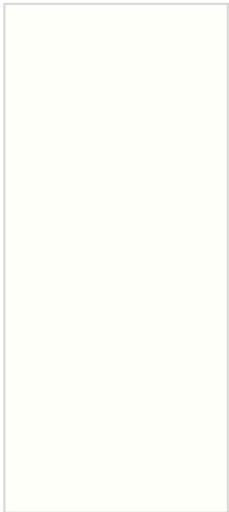
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3. INTERIORS: COATINGS AND FINISHES

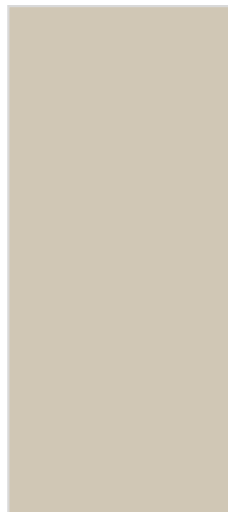
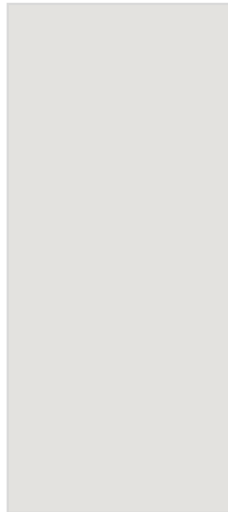
Kitchen Furniture

finishes.

BAKU/-cp239 (blanc)

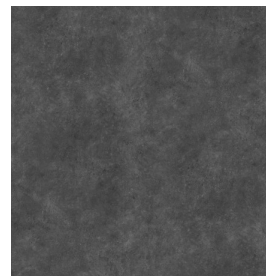


BAKU/-cp240 (gris clar) BAKU/-cp234 (topo)



DUROPAL

Concrete Anthracite



Tibet



Natura Oak



GRANET





3. INTERIORS: COATINGS AND FINISHES

Kitchen

Faucets and sinks





3. INTERIORS: COATINGS AND FINISHES

Kitchen

BALAY combination appliances:



Forn
3HB4000X2



Placa inducció
3EB864FR



Campana
3BC095MX



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4. THE FACILITIES

The connections of the different services (water, electricity) are included in the price, assuming a length of up to 6 meters from the network connection to the home.
If the distance is greater, this increase must be budgeted separately.



4. FACILITIES: AIR CONDITIONING

The final choice of air conditioning will be chosen at a more advanced stage of the project, according to the needs of the clients and the location of the home, with the advice of the company's technical teams.

Options to choose from:

- • Aerothermal (high efficiency heat pump)
with:
 - Cold and hot pipes.

The number of units and location will be defined in the facilities plan of the executive project and will be carried out in compliance with the technical building code CTE.



4. INSTALLATIONS: ELECTRICAL INSTALLATION

The interior electrical installation will be carried out in compliance with the low voltage electrotechnical regulations (REBT). The light points, switches and sockets will be governed by the electrical installation plan reviewed during the choice of materials.

SIMON mechanisms in white:

- The installation of LED portholes in bathrooms is planned.
- In the garages, LED fluorescent lights.
- In the rest of the rooms, light points are left.

The pre-installation of an electric vehicle charging point is planned, consisting of protections and an individual line for the future charging point.

It will allow the assembly of domestic chargers with Type 1, 2 and TESLA connectors.



4. INSTALLATIONS: ELECTRICAL INSTALLATION



SIMON
270 Blanc



Downlight NEXIA Holp
Disponibile en blanc



Ull de bou OPPLÉ Spot Chiara
Disponibile en blanc



4. THE FACILITIES: COMMUNICATIONS AND PLUMBING

Communication

Installation in compliance with the low voltage electrotechnical regulation (REBT).

- In all bedrooms, offices, dining room and kitchen: installation of RTV sockets and a radial telephone network and integrated services.
 - One intercom unit per home

Plumbing

Plumbing installation in compliance with the Technical Building Code (CTE) and the Regulation on Thermal Installations in Buildings (RITE):

- The production of domestic hot water (DHW) will be carried out with a high-efficiency aerothermal heat pump, electrically driven, which will incorporate a storage tank.
- The pre-installations for household appliances have incorporated hot water outlets to be able to install low-consumption household appliances.

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Projectes Modulars Prefabricats, SL reserves the right to change any element of this memory for others of the same quality.

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hola@masbarceloliving.cat
+34 699 930 596

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Modular construction system of:

